



KNIGHTDALE BOARD OF ADJUSTMENT MINUTES

950 Steeple Square Court, Knightdale, North Carolina 27545

April 11, 2016

The Knightdale Land Use Review Board Committee met at 7:00 p.m. in the Council Chamber Room of Town Hall.

QUASI-JUDICIAL LURB MEMBERS PRESENT: Rita Blackmon, Ben McDonald, Alice Alexander, Michael Blake

QUASI-JUDICIAL ALTERNATE MEMBERS PRESENT: Richard Godwin, Chuck Piratzky, Randy Jones, George Hess

ABSENT: Stephen Morgan

Town Council Members Present: No One

Attorneys Present: Clyde Holt, Town Attorney; John Silverstein, Board Attorney

Staff Members Present: Jason Brown, Senior Planner Long Range; Jennifer Currin, Senior Planner Current; Donna Tierney, Planning Technician

Meeting called to order by Chairman Hess at 7:03 p.m.

ITEM I. PUBLIC HEARINGS FOR QUASI-JUDICIAL CASES VAR-3-16 – Popeye's

Upon the request of Chairman Hess, all people who wished to speak on the variance were sworn in.

Chairman Hess announced that in Mr. Morgan's absence, an in-town quasi-judicial alternative would need to be selected.

...Motion by Vice Chairman Piratzky to nominate Randy Jones as the fifth Quasi-Judicial member in Stephen Morgan's absence. Motion seconded by Ms. Alexander and carried unanimously.

Senior Planner Long Range Jason Brown explained to the board that on March 14, 2016, Chuck Bright of Wil Dor Restaurant Group, LLC applied for a variance to Chapter 8.7(A).1 and 8.7(A).2 of the Town of Knightdale Unified Development Ordinance. The property, which is located at 7120 Knightdale Boulevard and identified by the Wake County PIN 1754.09- 15-2638, is currently a vacant building that previously housed Crescent State Bank. The applicant is proposing to convert the former bank building into

a drive-thru Popeye's restaurant. The applicant is specifically requesting relief from the required 20' Type B screening for vehicle accommodation areas. While the applicant is requesting to reduce the screening requirement by 10' to provide a 10' screening buffer, the intention is to still provide the required number of plantings within the buffer.

The parcel is zoned Highway Business (HB) and is approximately .86 acres. The current bank building was built in 1986 and is considered legally nonconforming for landscaping, screening and lighting, since the current UDO was not adopted until November 16, 2005. The redevelopment of this parcel results in a change of use, which requires the property to become in compliance with the entire UDO, including parking lot screening found in Chapter 8. The purpose of this requirement is to reduce the negative impacts of automobile headlights and glare on adjacent properties.

Mr. Brown proceeded to explain the buffer requirements for the property per Chapter 8 of the UDO. To the north, the property is bordered by Knightdale Boulevard, which is an arterial and requires a 20' Type B Buffer of the parking area. The west side of the property borders a vacant parcel owned by Wal-Mart and since this is a drive-thru lane it is considered a vehicle accommodation area and requires a 20' Type B Buffer. To the south, the property abuts the parking lot for the shops attached to Wal-Mart and consists of the drive-thru area which requires a 20' Type B Buffer. The east side of the site is adjacent to a private drive and does not consist of parking or vehicle accommodation areas; therefore, no additional screening is required. Further, the additional use standards for Drive-Thru Restaurants in the HB district require that drive-thru service windows, doors and similar building openings located and accessed in the side yard may be multilane, but must be screened from off-site view from a public right-of-way by a Type B Buffer.

Before opening up the floor for questions, Mr. Brown reminded members of the required findings of fact, along with other powers and responsibilities of the board.

Vice Chairman Piratzky inquired if any additional pavement would be installed. Mr. Brown explained that besides sidewalk that would be added to the property, minimal if any additional impervious surface would be added.

Mr. McDonald commented that the mockup of the restaurant does not blend with the surroundings and that he does not think a decreased buffer would serve the intended purpose.

Mack Paul, an attorney with Morningstar Law Group, introduced himself along with two expert witnesses who would be available to the board for questions.

Stan Wingo, Project Manager with Commercial Site Design, explained the redevelopment will add 581 square feet to the building, but no additional impervious surface will be added to the site. If the applicant is required to comply with the buffer requirements, 16 parking spaces would be lost, leaving only 12 spaces in front of the building. Additionally, providing a 20' buffer on the western property line would eliminate the room for a second lane of traffic to bypass the drive-thru.

Mr. Wingo further explained that based on staff's comments, the sidewalk will be moved closer to Knightdale Boulevard. This will add green space between the buffer and public

right-of-way. The addition of an outdoor seating area has also been offered, and the architecture and color is being addressed based on staff's comments.

It was confirmed that all existing trees will remain on the site, and some areas will be supplemented.

Phil Begany explained that Wil Dor Restaurant Group's specialty is single tenant restaurants. The bank has been closed for two years, and no other offers have been made on the property. The restaurant use requires 9-10 parking stalls per 1,000 square feet and if required to provide a 20' buffer, they would not be able to meet that threshold.

Mr. Paul provided the board with a summary of findings. If 16 parking spaces were lost due to the buffer, the company would not have a viable use of the property. Additionally, tearing the structure down and rebuilding would be cost prohibitive. A hardship is created by the change in the ordinance from the original use. The applicant is working with Town staff to supplement the buffer, and while the buffer will be reduced in width, the number of plantings will be more compressed and will serve the purpose of shielding headlights and glare.

Mr. McDonald asked if it would be possible to place a condition on the approval that the appearance of the building better match the surroundings. Mr. Paul said he would talk to other team members before answering. He also explained that the shopping center's unity of development palette had not been located. If located or in existence, the applicant would seek to meet it. Mr. McDonald further commented that the rest of the shopping center is brick and relatively muted, with the exception of Hardee's. His concern is with the bright orange/yellow shown on the drawings.

Mr. Brown explained that the Town does not have a unity of development for shopping plazas and that the UDO does not address color. The UDO does have a material requirement however, and by having a stone based bottom, and stucco middle with windows and awnings, the proposed elevation meets this requirement.

Senior Planner Current Jennifer Currin added that the site plan was reviewed by the Technical Review Committee. While the proposed materials comply with the UDO, staff can only suggest and not require that the applicant use compatible colors when developing the site.

After conferring with other team members, Mr. Begany distributed a new elevation rendering which showed a more muted color (see applicant exhibit A).

The public hearing portion was closed and board members discussed the information that had been presented. Chairman Hess stated he believes some unnecessary hardships exist based on the building being approximately 30 years old. He reminded other members that the main question to answer is if the applicant's proposal meets the spirit and intent of the ordinance.

Mr. Godwin commented that if the applicants intend to provide the same density of trees but in a smaller area, the buffer will be denser and the screening will serve its purpose and be sufficient.

...Motion by Mr. McDonald to approve VAR-3-16 – Popeye’s with the condition that the developer use the building materials and colors identified in the elevation presented tonight and entered into the record as applicant’s exhibit A. Motion seconded by Ms. Blackmon and carried unanimously.

ITEM II. ORDERS FOR QUASI-JUDICIAL CASES
Order Approving VAR-2-16 – 137 Towler Road

Mr. Silverstein clarified that Chairman Hess would still sign the order even though he was not present at last month’s meeting.

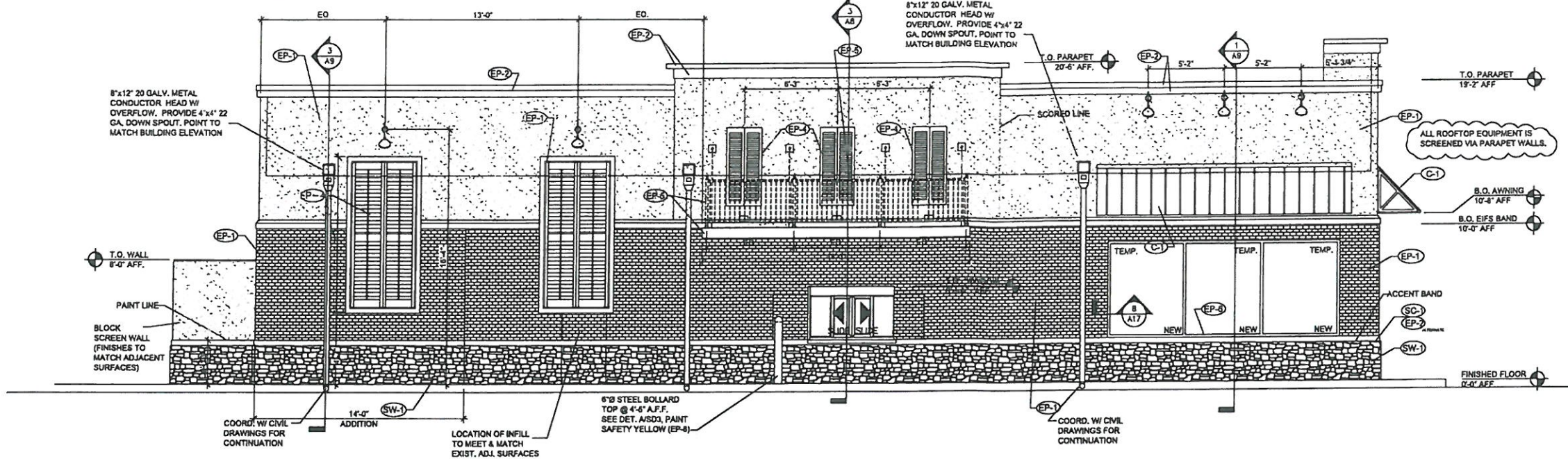
...Motion by Mr. McDonald to approve the Order Approving VAR-2-16 – 137 Towler Road. Motion seconded by Mr. Blake and carried unanimously.

ITEM III. ADJOURNMENT
The Board of Adjustment session ended at 7:47 p.m.

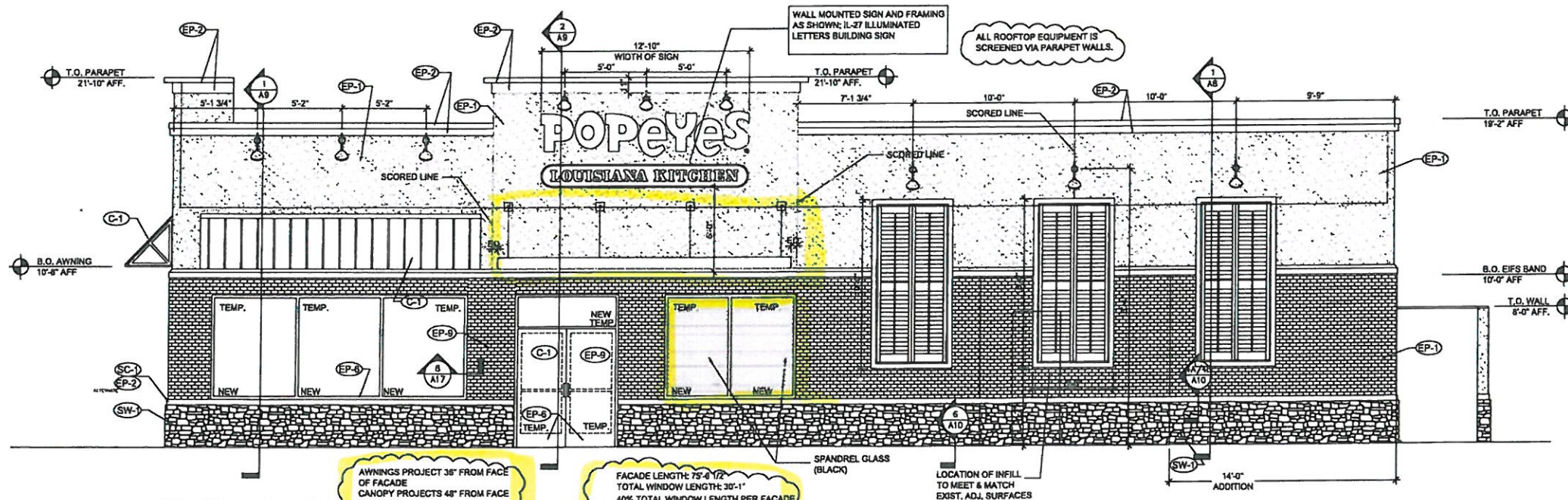


George Hess, Land Use Review Board Chairman

Donna Tierney, Planning Technician



1 LEFT SIDE ELEVATION (SOUTH)
A6 1/4"=1'-0"



2 RIGHT SIDE ELEVATION (NORTH)
A6 1/4"=1'-0"

SPECIFICATIONS

SECTION 8A: ALUMINUM ENTRANCE, STOREFRONT

GENERAL PROVISIONS

SCOPE: FURNISH AND INSTALL THE ALUMINUM ENTRANCE AND STOREFRONT SYSTEMS PER NATIONAL ACCOUNTS AND APPLICABLE DRAWINGS.

MATERIALS

1. ALUMINUM STOREFRONT AND ENTRANCE FRAMES: REFER TO CONSTRUCTION DRAWINGS AND SPECIFICATIONS.
2. ALUMINUM ENTRANCE DOORS: REFER TO CONSTRUCTION DRAWINGS AND SPECIFICATIONS.
3. PANIC HARDWARE: WHEN PANIC HARDWARE IS REQUIRED ON EXTERIOR DOORS, THE PANIC DEVICE IS ON EXTERIOR ENTRY DOORS WHEN SPECIFIED IN HARDWARE SCHEDULE.
4. DRIVE-THRU SERVICE WINDOW: THE DRIVE-THRU SERVICE WINDOW WILL BE SUPPLIED & INSTALLED BY G.C. VERIFY EXACT TYPE OF WINDOW WITH PLANS, DARK BRONZE FINISH.

WINDOW TO BE:

- A. BASE BID - "QUICK SERV" M.C.E. WINDOW FLUSH MOUNT.

5. MISCELLANEOUS FLASHING/TRIM: ALUMINUM HEAD, SILL, COLUMN AND WALL TRIM. SEE EXTERIOR ELEVATIONS FOR FINISH.

PERFORMANCE

1. INSTALLATION: INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTION. PLACE IN CORRECT LOCATION AS SHOWN IN THE DETAILS. LEVEL, SQUARE, AND PLUMB AT PROPER ELEVATIONS AND IN ALIGNMENT WITH OTHER WORK. MAINTAIN SPACE IN HEAD POCKET FOR 1/4" HEAD DEFLECTION. INSURE FRAMING PROFILES MEET INSTALLATION REQUIREMENTS OF GLAZING UNITS TO MAINTAIN WARRANTY. SEE SECTION 8-D: GLAZING.

SECTION 8D: GLAZING

GENERAL PROVISIONS

1. SCOPE: FURNISH AND INSTALL GLASS IN STOREFRONT AND DRIVE-THRU SERVICE WINDOW.

MATERIALS

1. STOREFRONT GLAZING - REFER TO CONSTRUCTION DRAWINGS AND NOTES.

PERFORMANCE

2. ALLOW FOR 1/4" MINIMUM HEAD DEFLECTION DUE TO LIVE LOAD.
3. GUARANTEES AND WARRANTIES: AT THE COMPLETION OF THE GLAZING, PROVE THE INSTALLATION WATERTIGHT BY SPRAYING ALL JOINTS WITH A GARDEN HOSE WITH NOZZLE SET FOR MAXIMUM PRESSURE. PROVIDE ADDITIONAL CAULKING OR SEALANT, OR RESET GLASS AS NECESSARY TO EFFECT A WATERTIGHT JOB.

EXTERIOR FINISH NOTES	
STO COLORS	
NA10-0016 - DELIGHTFUL GOLDEN	
NA01-0081 - EXOTIC RED	
NA10-0017 - MOCHA BROWN	
DRYVIT COLORS	
POPER01020 - DELIGHTFUL GOLDEN	
POPER01028S - EXOTIC RED	
POPER01028B - MOCHA BROWN	
E.I.F.S. WALL TEXTURE FINISH	
Memul. Texture	
STO	STO ESSENCE SWIRL
DRYVIT	QUARTZ PUTZ
FINISH NOTES	
THE FOLLOWING COMPONENTS CAN BE PURCHASED FROM THE APPROVED SUPPLIERS:	
• STANDING SEAM ROOF	
• BALCONY RAILING	
• CLEARANCE BAR	
• MENU CANOPY	
• GUARD RAIL	
• AWNINGS	
• SHUTTERS	
• DUMPSTER GATES	
• INTERIOR LADDER	
• ENCLOSURE GATE	
THE FOLLOWING COMPONENTS TO BE MANUFACTURED AND INSTALLED BY THE GENERAL CONTRACTOR	
• EXTERIOR LADDER	

POPEYES LOUISIANA KITCHEN					
NEW CONSTRUCTION AND REMAKING					
EXTERIOR FINISH SCHEDULE					
UPDATE: 11/24/2014					
Mark	Location	Supplier / Material	Material	Specification	Color / Finish / Notes
EP-1	WALL SURFACE ABOVE WANSKOT ACCENT TRIM	BENJAMIN MOORE	PANTON EPS FORMULA	#2158-30	DELIGHTFUL GOLDEN 185 Low Lustre
EP-2	CROWN / WALL SURFACE ABOVE WANSKOT ACCENT TRIM	BENJAMIN MOORE	PANTON EPS FORMULA	#2086-10	EXOTIC RED 185 Low Lustre
EP-3	WANSKOT BELOW ACCENT TRIM / REAR BLDG		EPS / METAL / PAINT	#2107-28	MOCHA BROWN 185 Low Lustre
EP-4	SHUTTERS	SHUTTERCONTRACTOR.COM	14 1/2" x 58" VINYL SHUTTERS (Bldg only)	L2 - VINYL	UNFINISHED 030 - PAINTABLE
		BENJAMIN MOORE	PAINT	#2040-10	HUNTER GREEN POLYURETHANE 179 Semi Gloss
EP-5	DRIVE THRU WINDOW CANOPY AND RAILINGS	RAILING VENDOR / BENJAMIN MOORE	METAL / POWDER COAT	RAL 6009	HUNTER GREEN SMOOTH
EP-6	STORE FRONT GLAZING	YOKAP	ALUMINUM	#193M	DARK BRONZE 21-38 DAYS
EP-7	DUMPSTER WALLS / GATES	BENJAMIN MOORE	METAL / PAINT	#2107-28	MOCHA BROWN 185 Low Lustre
EP-8	BOLLARDS		METAL / ASPHALT / PAINT		SAFETY & ZONE ACRYLIC MARKING RM SAFETY YELLOW P56-10
EP-9	ANTI-GRAFFITI	BENJAMIN MOORE	PAINT	ALPHATAC ACRYLIC URETHANE	CLEAR GLOSS M74-03 / M75 (2 COATS)
SW-1	STONE WANSKOT	BORAL STONE	VERSETTA / EMULATED STONE VENEER	LEOCRESTONE	PLUMB CREEK NON-OVERLAPPING
SC-1	ABOVE WANSKOT	QUORRETE	VERSETTA / EMULATED STONE VENEER	POLYMER MODIFIED	MOCHA BROWN 1137-55
Q-1	AWNING GRATE (OPT)	AWNING SUPPLIER	METAL / POWDER COAT	RAL 6009	HUNTER GREEN SMOOTH
C-1	STANDING SEAM CANOPY	COPPER SALES, INC	UNAL-CLO	UC-4 ALUMINUM	REGAL RED 12" OC / GLAZE PER LOCAL CODE REQUIREMENTS

POPEYES
LOUISIANA KITCHEN
400 POKERFACE DRIVE
SUITE 100
ATLANTA, GA 30308
404-525-1000

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POPEYES
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KNIGHTDALE, NORTH CAROLINA
DESIGN STANDARDS
46 SEATS / HIGH PRODUCTION

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LOUISIANA KITCHEN

REVISION:
1 CITY COMMENT 4/7/16

PROJECT NO: G15-132
DATE: 2/26/16

A6
LEFT & RIGHT
EXTERIOR ELEVATIONS
CHECKED: JS

SPECIFICATIONS:

DIVISION 7: THERMAL AND MOISTURE PROTECTION

SECTION 7C: SHEET METAL WORK

- GENERAL PROVISION**
1. SCOPE: FURNISH AND INSTALL GRAVEL STOPS, FLASHING, PARAPET CAP, DOWNSPOUTS, AND GUTTERS.
- A. ROOFING MEMBRANE FLASHING IS INCLUDED IN SECTION 7B: WEATHERING ROOFING.
- MATERIALS**
1. MATERIALS SHEET METAL: .032 ALUMINUM.
2. NAIL FASTENERS: 1 3/4" X 11 GAUGE GALVANIZED, STAINLESS STEEL, OR ALUMINUM ROOFING NAILS MAY BE USED FOR FASTENERS INTO WOOD WHEN CONCEALED ONLY.
3. WASHERS: NEOPRENE.
4. SCREW FASTENERS: CORROSION-RESISTANT, SELF-TAPPING, HEX HEAD SCREW, 1/4" MINIMUM DIAMETER WITH SUFFICIENT LENGTH TO PENETRATE 1" MINIMUM INTO WOOD OR 1/2" MINIMUM INTO STEEL. PROVIDE NEOPRENE SEALING WASHER FOR EXPOSED FASTENING.
- PERFORMANCE**
1. INSTALLATION: EXPOSED FLASHINGS SHALL BE PAINTED TO MATCH ADJACENT MATERIALS. VERIFY WITH POPEYES CONSTRUCTION MANAGER.

SECTION 7D: STANDING SEAM CANOPY

- PART 1 - GENERAL**
- 1.0 SUBMITTALS
- A. SUBMIT FOR APPROVAL SAMPLES, SHOP DRAWINGS, PRODUCT DATA.
- QUALITY ASSURANCE**
- A. COMPLY WITH COVERING CODES AND REGULATIONS. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR THREE YEARS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- WARRANTY**
- METAL ROOF SYSTEM MANUFACTURER, UPON FINAL ACCEPTANCE FOR PROJECT, FURNISH A WARRANTY COVERING BARE METAL AGAINST RUSTURE, STRUCTURAL FAILURE AND PERFORATION DUE TO NORMAL ATMOSPHERIC CORROSION EXPOSURE FOR A PERIOD OF 20 YEARS.
- PART 2 - PRODUCTS (UC-4 SERIES, AS MANUFACTURED AND SPECIFIED BY UNIA-CLAD, METAL ROOF SYSTEMS.)**
- 2.0 MATERIALS
- A. METAL ROOF SYSTEM PROFILE:
1. UC4 "NO CLIP", 1 1/2" HIGH BATTENS X 12" RIB TO RIB. (SMALL BATTENS)
2. CONCEALED FASTENER
- B. GAUGE:
1. .026 GAUGE - STEEL
- C. TEXTURE:
1. SMOOTH
- D. FINISH:
1. PREMIUM FLUOROCARBON COATING PRODUCED WITH KYNAR 500 OR HYLAR 5000 RESIN (20 YEAR WARRANTY.)
- E. MANUFACTURER:
1. UNIA-CLAD OR EQUAL

- PART 3 - EXECUTION**
- 3.0 INSTALLATION
- A. COMPLY WITH SHADONA SHEET METAL MANUAL, RECOMMENDATIONS. COMPLY WITH ACCESSORY MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. COORDINATE INSTALLATION WITH ROOFING SYSTEM TO ENSURE WEATHERTIGHT PERFORMANCE.
- B. ANCHOR SECURELY TO STRUCTURE TO WITHSTAND INWARD AND OUTWARD LOADS.
- C. ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC CORROSION.
- DIVISION 9: FINISHES**
- SECTION 9C: EIFS
- PART 1 GENERAL**
- 1.01 DESCRIPTION
- A. DESIGN REQUIREMENTS: THE STRUCTURAL WALL SYSTEM TO WHICH THE EIFS IS ATTACHED SHALL MEET L240 MAXIMUM ALLOWABLE DEFLECTION CRITERIA AND APPLICABLE BUILDING CODE REQUIREMENTS.
- 1.02 SUBMITTALS
- A. SUBMIT SAMPLES FOR APPROVAL AS DIRECTED BY OWNER.
- 1.03 DELIVERY, STORAGE AND HANDLING
- A. ALL EIFS MATERIALS SHALL BE DELIVERED IN THEIR ORIGINAL SEALED CONTAINERS BEARING MANUFACTURER'S NAME AND IDENTIFICATION OF PRODUCT WITH WRITTEN APPLICATION INSTRUCTIONS AND APPROPRIATE HEALTH, HAZARD, AND SAFETY DATA.
- B. ALL EIFS READY-MIXED MATERIALS SHALL BE PROTECTED FROM EXTREME HEAT, SUN AND FROST. FACTORY PROPORTIONED BAGGED MATERIALS SHALL BE STORED OFF THE GROUND AND PROTECTED FROM MOISTURE.
- 1.04 JOBS CONDITIONS
- A. ALL EIFS MATERIALS SHALL NEVER BE APPLIED IF AMBIENT AND SURFACE TEMPERATURES CANNOT BE KEPT ABOVE 40° F DURING APPLICATION AND DRYING PERIOD. FOR INSTALLATION IN TEMPERATURES LESS THAN 40° F SUPPLEMENTARY HEAT SHALL BE PROVIDED. THE INSTALLED EIFS MATERIALS SHALL BE PROTECTED FROM EXPOSURE TO RAIN AND FREEZING UNTIL DRY.
- 1.11 WARRANTY
- A. PROVIDE MANUFACTURER'S STANDARD LABOR AND MATERIAL WARRANTY.
- PART 2 PRODUCTS**
- 2.01 MANUFACTURERS
- A. DRYVIT SYSTEMS, INC.
- 2.02 ADHESIVES
- A. DISPERSION ADHESIVE - NONCEMENTITIOUS, ACRYLIC BASED ADHESIVE.
- 2.03 INSULATION BOARD
- A. NOMINAL 1.0 IN. (25.4 mm) (18 lb/cu yd) EXPANDED POLYSTYRENE (EPS) INSULATION BOARD IN COMPLIANCE WITH ASTM C 775 TYPE I REQUIREMENTS, AND EIMA GUIDELINE SPECIFICATION FOR EXPANDED POLYSTYRENE (EPS) INSULATION BOARD.
- 2.04 BASE COAT
- A. ONE-COMPONENT POLYMER MODIFIED CEMENTITIOUS BASE COAT WITH FIBER REINFORCEMENT AND LESS THAN 33% PORTLAND CEMENT CONTENT BY WEIGHT.
- 2.05 REINFORCING MESHES
- A. STANDARD MESH
1. MESH - NOMINAL 4.5 oz/sq yd. (163 g/m²) SYMMETRICAL, INTERLACED OPEN WEAVE GLASS FIBER FABRIC MADE WITH MINIMUM 25 PERCENT BY WEIGHT ALKALINE RESISTANT COATING FOR COMPATIBILITY WITH DRYVIT MATERIALS.
- B. HIGH IMPACT MESH
1. INTERMEDIATE MESH (MESH C) - NOMINAL 11.0 oz/sq yd. HIGH IMPACT, INTERWOVEN, OPEN WEAVE GLASS FIBER FABRIC WITH ALKALINE RESISTANT COATING FOR COMPATIBILITY WITH DRYVIT MATERIALS.
- 2.06 PRIMER
- A. PRIMER
- ACRYLIC BASED PRIMER (FOR ACRYLIC BASED FINISHES)

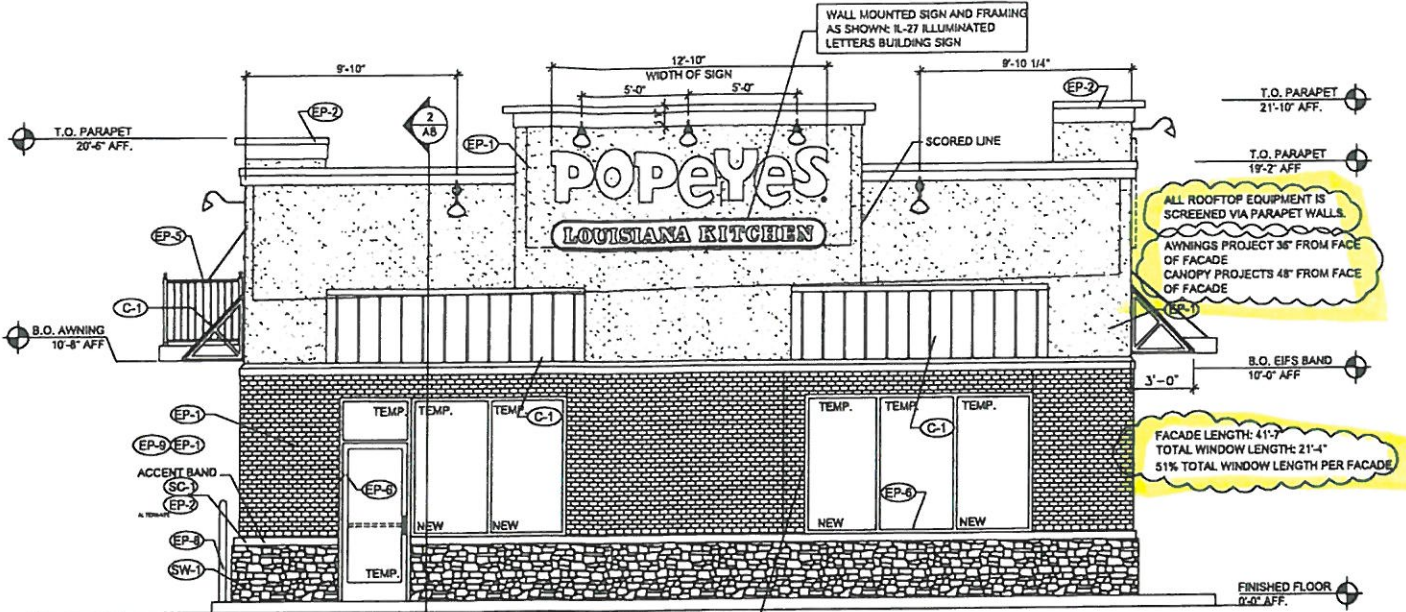
- 2.07 FINISH COAT
- A. ACRYLIC BASED TEXTURED WALL COATING. SEE E.I.F.S. FORMULAS FOR FINISH COLOR.
- 2.08 JOB MIXED INGREDIENTS
- A. PORTLAND CEMENT: ASTM C 150, TYPE I.
- B. WATER: CLEAN AND POTABLE.

PART 3 EXECUTION

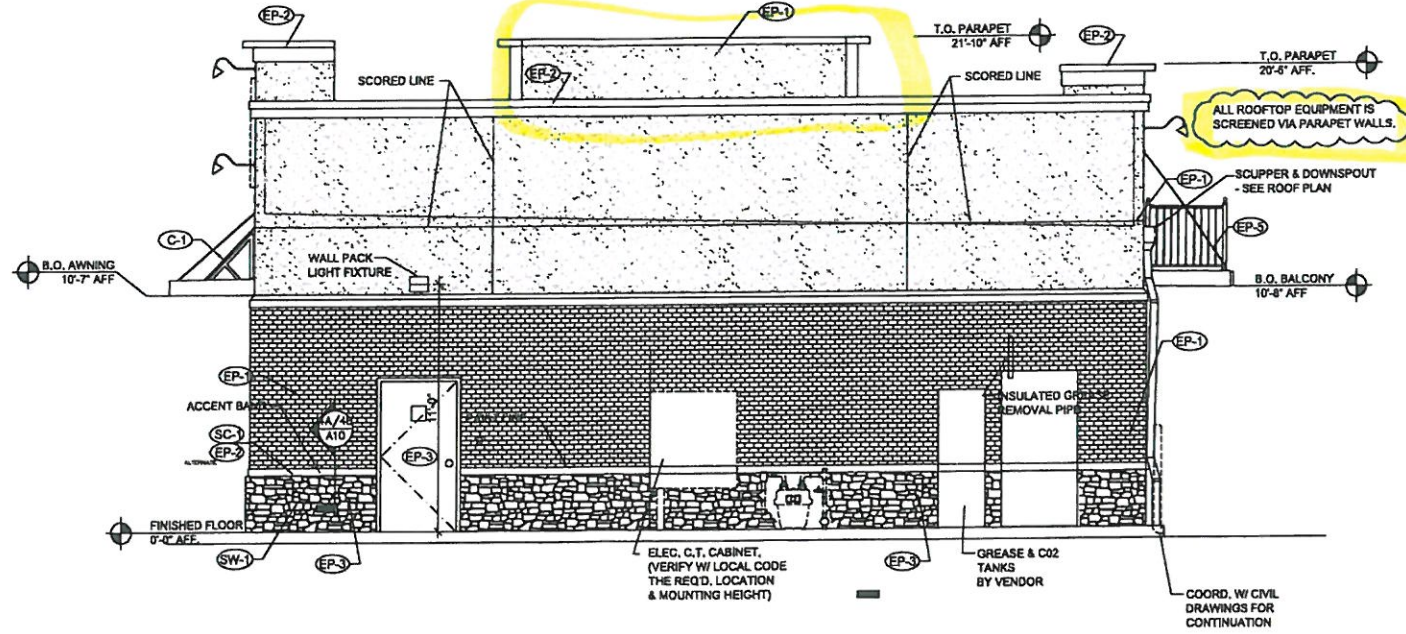
- A. UNDER NO CIRCUMSTANCES SHALL ANY OF THE PRODUCTS BE ALTERED BY ADDING ANY ADDITIVES, EXCEPT FOR SMALL AMOUNTS OF CLEAN WATER AS DIRECTED ON LABEL. ANTIFREEZE ACCELERATORS, RAPID SETTERS, ETC., ARE FORBIDDEN.
- B. THE SURFACE TO RECEIVE THE EIFS SHALL BE STRUCTURALLY SOUND, CLEAN, DRY AND FREE OF WARPAGE, RESIDUAL MOISTURE OR DAMAGE FROM MOISTURE. SURFACES SHALL BE UNIFORM WITH NO IRREGULARITIES GREATER THAN 1/8" IN 4". SURFACES SHALL BE INSPECTED FOR COMPLIANCE WITH THE FOLLOWING REQUIREMENTS PRIOR TO INSTALLATION OF THE EIFS:
1. PLYWOOD SHEATHING SHALL MEET A.P.A. (AMERICAN PLYWOOD ASSOCIATION) REQUIREMENTS FOR EXTERIOR OR EXPOSURE 1 CLASSIFICATION. APA DESIGN AND CONSTRUCTION GUIDELINES SHALL BE FOLLOWED FOR STORAGE, HANDLING AND INSTALLATION. MANUFACTURER'S PUBLISHED RECOMMENDATIONS SHALL BE FOLLOWED FOR SHALL BE FOLLOWED FOR STORAGE, HANDLING, STORAGE, HANDLING, INSTALLATION AND PROTECTION. ANY SHEATHING NOT IN COMPLIANCE SHALL BE REPLACED TO CONFORM WITH SPECIFICATION REQUIREMENTS PRIOR TO INSTALLATION OF THE EIFS.
2. CONCRETE, MASONRY OR PLASTER SURFACES SHALL BE PROPERLY CURED AND FREE OF DIRT, DUST, OIL, GREASE, MILDEW, FUNGUS, LATENCY, PAINT, EFFLORESCENCE AND ANY OTHER CONTAMINANT. ANY SURFACES NOT IN COMPLIANCE SHALL BE CORRECTED PER MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALLATION OF THE EIFS.
- C. AFTER SATISFACTORY INSPECTION OF SURFACES AND CORRECTION OF ANY DEVIATIONS FROM SPECIFICATION REQUIREMENTS, THE EIFS INSTALLATION MAY BEGIN PER MANUFACTURER'S INSTRUCTIONS.
- D. THE STARTER STRIP OF MESH SHALL BE WIDE ENOUGH TO ADHERE 4" OF MESH ONTO THE WALL, BE ABLE TO WRAP AROUND THE BOARD EDGE AND COVER APPROXIMATELY 4" ON THE OUTSIDE SURFACE OF THE BOARD. THIS "BACKUP" PROCEDURE SHALL BE FOLLOWED AT ALL EXPOSED BOARD EDGES IN ACCORDANCE WITH DETAILS (EXAMPLE-WINDOW AND DOOR HEADS AND JAMBS).

- E. APPLY THE ADHESIVE TO THE BACK OF THE INSULATION BOARD, STAGGER VERTICAL JOINTS AND INTERLOCK JOINTS AT ALL INSIDE AND OUTSIDE CORNERS. APPLY FIRM PRESSURE OVER ENTIRE SURFACE OF THE BOARDS TO INSURE UNIFORM CONTACT. BOARDS SHALL BRIDGE SHEATHING JOINTS BY A MINIMUM OF 1". ALL BOARD JOINTS SHALL BE BUTTED TIGHTLY TOGETHER TO ELIMINATE ANY THERMAL BREAKS IN THE EIFS. CARE MUST BE TAKEN TO PREVENT ANY ADHESIVE FROM GETTING BETWEEN THE JOINTS OF THE BOARDS. ALL OPEN JOINTS IN THE INSULATION BOARD LAYER SHALL BE FILLED WITH SLIVERS OF INSULATION OR AN APPROVED SPRAY FOAM.
- F. NAILS, SCREWS, OR ANY OTHER TYPE OF NONTHERMAL MECHANICAL FASTENER SHALL NOT BE USED.
- G. EXPANSION JOINTS ARE REQUIRED IN THE EIFS WHERE THEY EXIST IN THE SUBSTRATE. WHERE THE EIFS ADJOINS DISSIMILAR CONSTRUCTION, AND AT FLOOR LINES IN MULTILEVEL WOOD FRAME CONSTRUCTION, THE EIFS SHALL TERMINATE AT THE EXPANSION JOINT TO PROVIDE APPROPRIATE JOINT SIZE (SEE DETAILS) AND ALL BOARD EDGES SHALL BE COATED WITH APPROPRIATE GROUND COAT AND MESH IN ACCORDANCE WITH STANDARD "BACKWRAPPING" PROCEDURE. APPROPRIATE SEALANT/PRIMER AND BACKER SHALL BE INSTALLED AFTER GROUND COAT IS FULLY DRY TO PREVENT ANY WATER FORM GETTING INTO OR BEHIND THE SYSTEM.
- H. USE OF PLASTIC OR METAL CORNER BEADS, STOPBEADS, ETC., IS FORBIDDEN.
- I. APPLY APPROPRIATE GROUND COAT OVER THE INSULATION BOARD WITH PROPER SPRAY EQUIPMENT OR A STAINLESS STEEL TROWEL TO A UNIFORM THICKNESS OF APPROXIMATELY 1/8". WORK HORIZONTALLY OR VERTICALLY IN STRIPS OF 40". AND IMMEDIATELY EMBED STANDARD REINFORCING MESH INTO THE WET GROUND COAT. THE MESH SHALL BE DOUBLE WRAPPED AT ALL CORNERS AND OVERLAPPED NOT LESS THAN 3-1/2" AT MESH JOINTS. AVOID WRINKLES IN THE MESH. THE FINISH THICKNESS OF THE GROUND COAT SHALL BE SUCH THAT THE MESH IS FULLY EMBEDDED. ALLOW GROUND COAT TO THOROUGHLY DRY BEFORE APPLYING PRIMER OR FINISH.
- J. DUPLICATE INSTALLATION PROCESS NOTED IN 3.01 USING STANDARD MESH CREATING SECOND MESH LAYER AND ADDITIONAL IMPACT RESISTANCE. ALLOW TO DRY BEFORE APPLICATION OF EITHER STO PRIMER (OPTIONAL) OR STO FINISH.
- K. IF A PRIMER IS USED, APPLY WITH BRUSH, ROLLER OR PROPER SPRAY EQUIPMENT OVER CLEAN, DRY GROUND COAT AND ALLOW TO DRY THOROUGHLY BEFORE APPLYING FINISH. P. APPLY FINISH DIRECTLY OVER THE GROUND COAT (OR PRIMERED GROUND COAT) ONLY AFTER THE GROUND COAT/PRIMER HAS THOROUGHLY DRIED. THE FINISH SHALL BE APPLIED BY SPRAYING, ROLLING OR TROWELING WITH A STAINLESS STEEL TROWEL, DEPENDING ON FINISH SPECIFIED. GENERAL RULES FOR APPLICATION OF FINISHES ARE AS FOLLOWS:

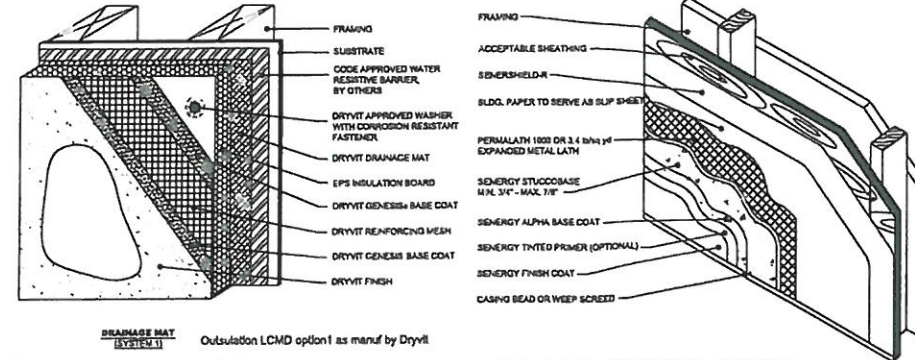
1. USE A CLEAN, RUST-FREE, HIGH-SPEED MIXER TO THOROUGHLY STIR THE FINISH TO A UNIFORM CONSISTENCY (SMALL AMOUNTS OF CLEAN WATER MAY BE ADDED TO AID WORKABILITY).
2. AVOID APPLICATION IN DIRECT SUNLIGHT.
3. APPLY FINISH IN A CONTINUOUS APPLICATION, ALWAYS WORKING TO A WET EDGE.
4. WEATHER CONDITIONS AFFECT APPLICATION AND DRYING TIME. HOT OR DRY CONDITIONS LIMIT WORKING TIME AND ACCELERATE DRYING AND MAY REQUIRE ADJUSTMENTS IN THE SCHEDULING OF WORK TO ACHIEVE DESIRED RESULTS: COOL OR DAMP CONDITIONS EXTEND WORKING TIME AND RETARD DRYING AND MAY REQUIRE ADDITIONAL MEASURES OF PROTECTION AGAINST WIND, DUST, DIRT, RAIN AND FREEZING.
5. AESTHETIC "U"-GROOVES MAY BE DESIGNED INTO THE SYSTEM. (A MINIMUM OF 3/4" INSULATION BOARD MUST BE LEFT AFTER ANY GROOVES ARE CUT).
6. "R" (RULLED TEXTURE) FINISHES MUST BE FLOATED WITH A PLASTIC TROWEL TO ACHIEVE THEIR RULLED TEXTURE.
7. AVOID INSTALLING SEPARATE BATCHES OF FINISH SIDE-BY-SIDE.
8. APPLY FINISH COLOR TO EIFS MIX AND APPLY TO WALL COLOR TO MATCH EXTERIOR FINISH SCHEDULE COLORS.
- L. EXTERIOR INSULATION AND FINISH TEXTURE SYSTEM: APPLY HIGH IMPACT SYSTEM ADJACENT TO DOORS FOR ADDITIONAL IMPACT RESISTANCE. USING INTERMEDIATE MESH. USE THE STANDARD SYSTEM SPECIFICATIONS AT ALL OTHER LOCATIONS.



1 FRONT ELEVATION (EAST)



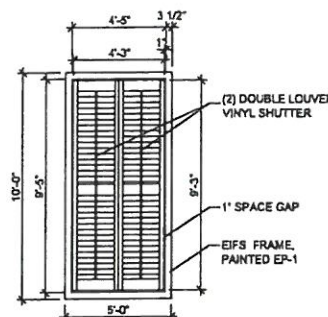
2 REAR ELEVATION (WEST)



3A TYP. EIFS DETAIL

3B TYP. STUCCO DETAIL

ALTERNATE



3 SHUTTER DETAIL

EXTERIOR FINISH NOTES	
STO COLORS	
NA10-0016 - DELIGHTFUL GOLDEN	
NA01-0001 - EXOTIC RED	
NA10-0017 - MOCHA BROWN	
DRYVIT COLORS	
POPEYES1020 - DELIGHTFUL GOLDEN	
POPEYES1020S - EXOTIC RED	
POPEYES1020S - MOCHA BROWN	
EIFS WALL TEXTURE FINISH	
Manuf.	Texture
STO	STO ESSENCE SWIRL
DRYVIT	QUARTZ PUTZ
FINISH NOTES	
THE FOLLOWING COMPONENTS CAN BE PURCHASED FROM THE APPROVED SIGN VENDORS:	
• STANDING BEAM ROOF	
• BALCONY RAILING	
• CLEARANCE BAR	
• MENU CANOPY	
• GUARD RAIL	
• AWNINGS	
• SHUTTERS	
• DUMPSTER GATES	
• INTERIOR LADDER	
• ENCLOSURE GATE	
THE FOLLOWING COMPONENTS TO BE MANUFACTURED AND INSTALLED BY THE GENERAL CONTRACTOR:	
• EXTERIOR LADDER	

POPEYES LOUISIANA KITCHEN				EXTERIOR FINISH SCHEDULE	
NEW CONSTRUCTION AND REIMAGING				UPDATE: 1/12/2014	
Mark	Location	Supplier / Manuf.	Material	Specification	Color / Finish / Notes
EP-1	MAIN WALL SURFACE ABOVE WANSKOT ACCENT TRIM	BENJAMIN MOORE	PANT OR EIFS FORMULA	#2158-30	DELIGHTFUL GOLDEN 185 Low Lustre
EP-2	CROWN WALL SURFACE ACCENT / WANSKOT ACCENT TRIM		PANT OR EIFS FORMULA	#2006-10	EXOTIC RED 165 Low Lustre
EP-3	WANSKOT BELOW ACCENT TRIM/REAR BLDG		EIFS / METAL / PAINT	#2107-20	MOCHA BROWN 185 Low Lustre
EP-4	SHUTTERS	SHUTTERCONTRACTOR.COM	14 1/2\"/>	L2 - VINYL	UNFINISHED 030 - PAINTABLE
			25 1/2\"/>	L7S - VINYL	UNFINISHED 030 - PAINTABLE
EP-5	D/T THRU WINDOW CANOPY AND RAILINGS	BENJAMIN MOORE	RAILING VENDOR / TIGER DRYLAC	RAL 6009	HUNTER GREEN SMOOTH
			RAILING VENDOR / TIGER DRYLAC	RAL 6009	HUNTER GREEN SMOOTH
EP-6	STORE FRONT GLAZING	BENJAMIN MOORE	ANODIZED ALUMINUM	FINISH	DARK BRONZE 31-28 DAYS
EP-7	DUMPSTER WALLS / GATES	BENJAMIN MOORE	METAL / PAINT	READY MIX	BONNETTONE P-28 DTM Semi Gloss
EP-8	BOLLARDS	BENJAMIN MOORE	METAL / ASPHALT / PAINT	#2107-20	MOCHA BROWN 185 Low Lustre
EP-9	ANTI-CRACK	BENJAMIN MOORE	PAINT	SAFETY & ZONE ACRYLIC MARBON ALPHATIC ACRYLIC URETHANE	PLUMB CREEK NON-OVERLAPPING
SW-1	STONE WANSKOT	BORAL STONE	VERSETTA / SAULATED STONE VENEER	LEDGESTONE	PLUMB CREEK NON-OVERLAPPING
SC-1	DOORSTEP	BORAL STONE	VERSETTA / SAULATED STONE VENEER	POLYMER MODIFIED	MOCHA BROWN 1137-43
SC-2	ABOVE WANSKOT	BORAL STONE	VERSETTA / SAULATED STONE VENEER	LEDGE STONE	PLUMB CREEK NON-OVERLAPPING
G-1	AWNING GRATE (OPT)	AWNING SUPPLIER	METAL / POWDER COAT	RAL 6009	HUNTER GREEN SMOOTH
C-1	STANDING SEAM CANOPY	COPPER SALES INC	UNIA-CLAD	UC-4 ALUMINUM	REGAL RED 12\"/>

POPEYES

42 PERIMETER CENTER TERRACE
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POPEYES

7120 KNIGHTDALE BLVD.
KNIGHTDALE, NORTH CAROLINA

DESIGN STANDARDS
48 SEATS / HIGH PRODUCTION

LOUISIANA KITCHEN

REVISION:
1 CITY COMMENT 4/7/16

PROJECT NO: G15-132
DATE: 2/26/16

A5

FRONT & REAR EXTERIOR
ELEVATIONS

CHECKED: JS